



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

July 22, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**H. CLAUDE HUDSON COMPREHENSIVE HEALTH CENTER  
HAZARD MITIGATION PROJECT  
AWARD AGREEMENT  
SPECS. 6638; LACO Y338; C.P. 86514  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Award and authorize the Director of Public Works to execute an architect/engineer services agreement with Randall-Baylon Architects, Inc., for a not to exceed fee of \$205,000 to be funded through County and Federal funds as a FEMA Hazard Mitigation Grant project and establish the effective date following Board approval.
2. Approve the total project budget of \$2,904,667 for design and construction for the H. Claude Hudson Comprehensive Health Center Hazard Mitigation project.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Following the January 17, 1994, Northridge earthquake, the Department of Health Services applied for hazard mitigation grants through a FEMA program in an effort to provide the County with seismically improved health care facilities. Under this program, Hudson Health Center was one of the facilities selected for seismic upgrades to mitigate future earthquake impacts. The County's application for a hazard mitigation grant was approved by FEMA and this request is for an architect/engineer services agreement with Randall-Baylon Architects to provide design and construction administration services.

The Hudson Health Center, located at 2829 South Grand Avenue, is a 90,000-square-foot, two-story reinforced concrete building that was originally constructed in 1976. The hazard mitigation scope consists of seismic bracing of nonbearing partition walls at the ceiling connection; mechanical, electrical, and sprinkler systems; fixed cabinetry and shelving; equipment racks; and specialty equipment such as X-ray components. In addition, American Disabilities Act compliance work will be performed.

## **Implementation of Strategic Plan Goals**

These actions meet the County's Strategic Plan Goals of Service Excellence and Fiscal Responsibility since this project provides improved facilities to service the growing demands of the community and increases the County's investment in public safety and infrastructure.

## **FISCAL IMPACT/FINANCING**

The recommended agreement is for a not to exceed fee of \$205,000. Sufficient funds are available in the 2004-05 Capital Projects Budget, C.P. 86514, for award of the recommended agreement.

The total estimated cost of the project, including construction, consultant services, and County services, is \$2,904,667.

The Project Schedule and Budget Summary are included in the Enclosure.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, Randall-Baylon Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Randall-Baylon Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

## **ENVIRONMENTAL DOCUMENTATION**

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

## **CONTRACTING PROCESS**

The County used the accelerated architect/engineer selection process. This process allows the Architectural Evaluation Board to provide the County with lists of qualified (architect/engineer) firms for specific types of building designs. Additionally, Public Works has developed new internal procedures intended to further accelerate the contract award process. Using this process, a single firm is chosen from the AEB's list and invited to submit a proposal. Randall-Baylon Architects was selected to submit a proposal on this accelerated basis. The selection of Randall-Baylon Architects to submit a proposal was solely based on its qualifications to perform the design work.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with the County website to offer general consultant opportunities, and the AEB supplements its business listing of architect firms from website information.

Randall-Baylon Architects has agreed to provide the services for a total not to exceed fee of \$205,000. The construction administration portion of the fee will be billed during the construction phase and only after your Board's authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

Randall-Baylon Architects' Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services. The health center is currently operational, therefore, construction activities will be planned for the hours between 5:00 p.m. and 6:00 a.m. to limit construction impacts to patient care.

**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division), Department of Health Services, and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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Enc.

cc: Auditor-Controller  
County Counsel  
Department of Health Services  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

July 22, 2004

**ENCLOSURE**

**H. CLAUDE HUDSON COMPREHENSIVE HEALTH CENTER  
HAZARD MITIGATION PROJECT  
AWARD AGREEMENT  
SPECS. 6638; LACO Y338; C.P. 86514**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Design Contract Execution Construction Document Submittal Jurisdictional Approval	08/09/2004 11/19/2004 01/25/2005
Construction Bid and Award	05/10/2005
Construction Start Construction Substantial Completion Acceptance	05/25/2005 11/23/2005 01/25/2006

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	0
Construction	
(a) Construction	\$1,889,450
(b) Equipment	0
Subtotal	\$1,889,450
Change Orders at 15 percent	\$ 283,417
Subtotal	\$2,172,867
Equipment/Telecommunication Control	0
Plans and Specifications	\$ 205,000
Consultant Services	\$ 276,500
Miscellaneous Expenditures	\$ 9,500
Jurisdictional Reviews and Plan Check	\$ 10,000
County Services	\$ 230,800
<b>TOTAL</b>	<b>\$2,904,667</b>